

MINUTES
Meeting of the
Blue Ribbon Farms Property Owners' Association
February 22, 2025, 2 p.m.
Old Dungeness Schoolhouse

Call to order:

The meeting of the Blue Ribbon Farms (BRF) Property Owners' Association was called to order at 2:11 p.m. by Board Chairman Mark Long. In addition to Mr. Long, also present were Board members Treasurer Carmen Lynaugh, Andre Baritelle, Jennifer Gibbings, Paul Allsing via phone, and Secretary Natasha Merkuloff Nichols. Vice Chair Drew Zacharias was excused

Welcome:

Mr. Long welcomed those gathered and reviewed the guiding principles of this meeting. Notably, he asked those gathered to be respectful of each other and asked those present to introduce themselves to their seated neighbors. Mr. Long then reviewed the order of business as set forth in the By-Laws of the Association. He reminded all that a notice of this meeting was given, as specified in the Bylaws. Mr. Long explained that roll of those present was taken as members checked in. He said there are 33 voting members present holding 22 proxies, for a total 60 lots represented today. The quorum requires 43 lots, so a quorum is present.

Reading and disposition of minutes:

Ms. Merkuloff indicated the actual minutes of the 2024 Association meeting are over 12 pages. Those minutes have been posted on the Association website for review. She reviewed the major points from the 2024 meeting to wit:

A status report on the Mason Wing Walking Academy case was provided;

Questions regarding the 2024 budget addressed; a \$100/lot assessment was approved and an annual audit waived;

The Airport Committee reported on safety measures implemented and addressed questions regarding mowing;

Presentation on the Disaster Airlift Response Team (DART) and information about the neighborhood Community Emergency Response Team (Cert);

The insurance committee provided an update on the POA's insurance;

Elections for new directors were held;

An update on the County's Kitchen-Dick/Lotzgesell Road project (familarly called "The Curve Project");

Information regarding the Ladies of Greywolf and the BRF Book Club;

Solicited volunteers for a new committee: Governing Documents Committee (GDC);

Dunbar Susong discussed the condition of Maynard, signage and his support of honeybees.

It was moved by Mr. Long, seconded by Mr. Baritelle and unanimously carried to waive the full reading of the minutes of the Association's 2024 meeting and to approve the minutes as reviewed.

Report by the Chair:

New Members - Mr. Long introduced the new members of the Association: Allen Chen and Loni Stout were present at their first Association meeting. Other new members are Thomas and Joy Bertman, Kevin DeCoster and Abegail Monteza, Douglas and Melina Maclean, Helgard and Willemina Potgieter and Eric Wholl. The new members were warmly welcomed by those gathered.

Accomplishments - Mr. Long reviewed the accomplishments of the Board of Directors in the past year:

- Lots mowed and in compliance with CCR's;
- Relocation of mailboxes on Tyler View Place and a part of Land's End Road;
- Established Governing Documents Committee (GDC);
- All Taxiways – 10mph signage;
- Hired a new website manager;
- Hired a new bookkeeper;
- Website security updated;
- Published 3 Grass Strip newsletters;
- Hosted the annual picnic;
- Provided \$3000 to the group challenging the Cascadia rate increase;
- Acquired new general liability policy;
- Implemented system for common area (Lot 39) maintenance;
- Reached settlement with MWWA.

Mason Settlement - Mr. Long then reviewed the conclusion of the Mason Wing Walking Academy litigation. The Board, on behalf of the Association, has reached a settlement agreement with the Masons. The agreement does the following:

- Stops commercial activities on the airfield;
- Specifies no outward appearance of a business;
- Requires that no more than 4 client vehicles parked outside the hangar;
- Pays POA \$5,000.00.

If there is a breach of the agreement, the Masons have 30 days to cure. If legal action is required and we are successful, they have agreed to reimburse the POA for the cost of the original summary judgment amount, less the \$5,000 payment.

Mr. Long reminded those present that an eblast was sent out immediately after signing the agreement, with full details. He pointed out that this agreement avoids further spending on more legal fees. He said that had the POA gone back to court, there is no guarantee of winning another judgment, no guarantee that the judge would award money to the POA or how much and no guarantee that the Masons would not take the matter back to the Court of Appeals. Our attorney Judy Endejan told the Board that she felt our chances of prevailing were about 60/40. We commenced negotiations; however, continued to proceed with the steps required to go to Court if negotiations failed.

Jim Cone asked for clarification about the settlement, which Mr. Long provided.

Micki McCrorie asked what the total amount of money this matter cost the POA. Mr. Long said about \$70,000.

Corby Sommerville stated he believed the agreement was drafted by the Masons' attorney, and there is some misnumbering of clauses; he felt this makes the agreement difficult to understand. Mr. Long responded that the agreement has gone back and forth many times between attorneys and the Board, and the document is a joint effort. Mr. Long had sent Mr. Somerville's issue to Ms. Endejan who after reviewing Mr. Somerville's question, said the misnumbering would not affect the agreement in any way; the agreement could still be enforced.

Dennis Jennings asked whether Mr. Long would have begun the lawsuit if the Board had known this would be the end result, having spent all that money? Mr. Long said, no, he wouldn't. He further explained that the Board at that time felt there was no choice. We tried to get an agreement, trying to resolve the matter more amicably early on, he explained. Mr. Long continued: matters kept progressing, adding more and more cost. We have found that lawsuits are not easy. When you think you have prevailed, you have not prevailed, thanks to the appellate court. Mr. Long said using this experience, the Board asked our attorney, who confirmed that we can put together a fining structure which hopefully will help avoid this same situation in the future.

Jeanne Martin said the biggest win here is that we don't have someone conducting commercial activities on our airstrip, which is prohibited in the CC&Rs. Further, she reminded all, we don't have the annoyance of the noise and we don't have the potential danger of an uninsured and illegally operating business here.

2025 Work Plan: Mr. Long then reviewed a possible work plan for the coming year. He pointed out six out of seven Board members' terms have expired. While two members are running for re-election, four Board members are retiring. This work plan is simply a suggestion to the new Board. He said next year the Governing Documents Committee (GDC) will have a lot going on and many decisions will have to be made there. A new attorney is needed, as Mr. Endejan is retiring. The following is the current Board's recommendations for the next year:

Governing Documents – update & compliance (SB5796) by Jan 1, 2028;
Seek a new POA attorney to advise the GDC;
Maintain common area;
Solicit volunteers and community involvement;
Continue working with County on “The Curve;”
Continue working with County on code enforcement;
Plan annual picnic;
Publish BRFOA Newsletters “The Grass Strip;”
Continued enforcement of CC&R’s and By-laws.

Cascadia Water Issue: Vicki Colburn, the lead person of the Water Consumer Advocates of Olympic Peninsula group, has been representing Blue Ribbon Farms and other water customers of Cascadia Water Systems. She is fondly referred to as “The Water Lady,” or even more fondly as “The Bulldog!” She expressed thanks to the Association for its financial support last year. As of Friday, the Utilities and Transportation Commission (UTC) has received 462 comments about this rate proposal, none of them favorable. It has been a year since Cascadia proposed their rate hike and at this point, the comment period to the UTC is closed. Post-hearing briefs are due soon and then the matter goes to the UTC commissioners for a decision. She said her group feels they have a strong and compelling brief. She explained that through expert testimony, the Advocates were able to carve out \$2.5 million in unnecessary projects, which if removed from the rate calculation, will mean that those projects will have to be paid for by Cascadia and their stockholders. Public Counsel raised several issues during the hearing to which staff must respond. The Commissioners themselves had several bench requests for more information. It is expected a decision should be reached by May 1st.

On another matter, Senator Steve Tharinger has introduced House Bill 1906, Increasing Transparency and Consumer Protection in Water System Rates. Ms. Colburn told those present that she and Rick Smith, a BRF member who has been very active in this rate challenge, are extremely pleased to see that most of the issues they brought to Mr. Tharinger’s attention have made it into this bill, including water consumers having the first right of refusal to purchase the system when a water system is being sold. She explained that the bill limits the return on equity, provides that the system owner must look at alternative sources of cheaper funding and provides direction about consolidation and single tariff pricing, that is, not spreading capital costs to the entire consolidated system. She reminded those present that she and Rick Smith have been working on this since Cascadia’s first rate proposal in 2021 and now have the help of a variety of professionals from the other systems who have Cascadia water. She once again thanked the Association for its support and encouraged people to reach out to her with questions.

Rachel May asked about additives, such as chlorine that Cascadia is adding to the water. Ms. Colburn said that the company who did the testing for Cascadia is the same company who wants to sell them a filtration system. She is not sure what is going to happen; Cascadia admitted they are not required to add the chlorine, but Ms. Colburn cannot answer the question fully as she does not have the specific information at this point.

Corby Somerville said from the information that Ms. Colburn has distributed, it appears the UTC staff are strong advocates for a pooled consolidated rate structure. The Public Counsel, who told the commissioners to reject the filing, provided strong advice to the Commission that would be favorable to us as rate payers. Mr. Somerville asked who has the most influence on the Commission: it's staff or Public Counsel? Ms. Colburn responded that most of the Commission is new; there is only one commissioner who remains from the previous group. All commissioners are energy and telecom industry people, and she said frankly, she's not sure whether the commission wants to listen to the Public Counsel. However, the UTC knows there is HB1906 coming down the pike and she wonders how they will act knowing that this bill is likely to be approved. Mr. Somerville asked whether there is pressure to get a decision before the bill is enacted; Ms. Colburn did not know.

Governing Documents Committee:

Ms. Gibbings, the Board's liaison to the Governing Documents Committee (GDC) and its chair, told those present that it has been a privilege to serve with this amazing Board. She pointed to the team of dedicated volunteers who have accomplished a lot this year for the GDC. She then reviewed the Washington Uniform Common Interest Ownership Act. Only about 20% of those in the audience have heard of this act, and likely those people are involved with the GDC. This act in 2024 mandated that common interest communities, such as condominiums and property owner associations formed before 2018 with more than 12 units must update their governing documents (bylaws, covenants, conditions and restrictions [CC&Rs] and the like) to meet the new requirements in this act. Our CC&Rs were last updated in 1994. After last year's association meeting, the Board formed the GDC to comply with the Act. This will be a multi-year project; the changes are mandated to be in place by January 1, 2028. She explained in the past year the committee has met four times. There are 17 members in the group, and they meet in four subcommittees. They will make recommendations which will be brought to the entire GDC and thence the Board.

Ms. Gibbings explained this is a two-pronged approach: one is the legal arm, to make sure our governing documents (govdocs) comply with state law. The second is an opportunity for the community to voice what is important to you and what changes you want to see to better align with the present and future needs here. She explained that an attorney will be required to provide guidance on how to make our CC&Rs and

Bylaws meet the law and whether the changes suggested by the community may also be incorporated. She explained that to adopt the new govdocs, the community must have 67% of lots voting yes. That means we need 115 yes votes from 172 lots. So, she stressed involvement and understanding from the community is critical.

Because this is a multiyear project, the GDC felt it was important to adopt guiding principles for its work. These principles are:

- Must preserve the present character of BRF;
- Develop CCR's that are reasonable, enforceable standards;
- Impose few requirements and constraints;
- Update govdocs to be concise and understandable;
- Conform to the Washington State Law (present and future);
- Conform to Clallam County Codes;
- Treat all members of the community with respect; disrespectful behavior may result in removal from committees.

These principles were adopted unanimously by the Board and by all but one member of the GDC.

The four sub-committees of the GDC are as follows, explained Ms. Gibbings:

Airpark – Will drive related topics tied to the airpark (a.k.a airport, airstrip)

Chair: Doug Medema

Secretary: Janis Hernandez

Members: Mickey McCrorie, Andre Baritelle, Sherl Cuny, Bob Grey, Wendy Chalk

Legal – Will drive required changes based on state & county laws

Chair: Corby Somerville

Secretary: Carmen Lynaugh

Members: Vicki Kirchner, Jennie Peterson, Laura Davis

Community Outreach – Will drive community engagement

Chair: Sherl Cuny

Secretary: Lisa Baxter

Members: Jennifer, Blackwood, Mickey McCrorie

Volunteers (part of other subcommittees): Vicki Kirchner, Carmen Lynaugh, Jenn Gibbings

POA Operating Procedures (By-Laws) - Governance of processes and procedures

Chair: Carmen Lynaugh

Secretary: TBD

Members: Vicki Kirchner

Volunteers: Lisa Baxter

The Community Outreach group comes to the forefront just now Ms. Gibbings explained. They will be reaching out to the community to get input about what changes (or not) members would like to see. She asked for any input about how GDC

can get interest and buy in from the community. This subcommittee plans to go door to door, and could use help with that. Eblasts and The Grass Strip will be other means for getting the word out and asking for input.

Jeanne Martin asked about the three pages of information of legalese and penalties and tables regarding the proposed fine structure. She felt an attorney was required to understand it all. She felt the fining proposal should come after the work on the GDC, not before. Ms. Gibbings replied that the fines are indeed a topic which will be discussed, and thanked Ms. Martin for pointing this out.

Laura Davis asked whether The Grass Strip, the Association's newsletter, was located on the Archives page on the website; yes, it is.

Airport Committee

Mr. Baritelle stated that there has been much informal discussion lately about the airstrip. He said the POA was formed around this airstrip; the Airport Committee has some safety concerns relating to the airstrip. He described an accident in Oklahoma where a person was mowing an airstrip, was not noticed by a pilot and was hit and killed. He also mentioned four high profile airplane accidents in recent weeks. The Airport Committee has for some time been focusing on safety concerns. He stated the group had the maintenance issues under control, working with mower safety, the lighted X, safety vests and test message system for the mowers. The concern of the committee is visibility for pilots and the need to see animals and pedestrians on the runway. He commented the deer population has exploded, and what with Canada geese and dogs and people, pilots must be extra vigilant. The runway is community property, but it IS an active runway, also serving as part of DART and CERT, making us a priority airport. He said what we want the members realize is that one wouldn't walk in the middle of a street with a truck coming at one. Planes come in at 60mph. So, look up, look both ways; we're concerned about your safety. He reminded those present that there is a county ordinance about leashing dogs. Loose dogs can be a safety hazard on the runway. He stressed we are trying to figure out how to work together cohesively with the airstrip.

On another subject, he told those gathered that drones have appeared over the runway more often. Real estate professionals find them valuable tools for photos from the air. He has spoken to several realtors, and they had no idea there was an issue about flying drones around an airport. The Airport Committee will be watching how the FAA addresses this issue. They will also be using The Grass Strip to send out safety reminders for our members. There are new people moving here, and the Committee ask, "Please, pay attention, look up and around."

Laura Davis said that John Cuny, chair of the Airport Committee, has been talking about signage and bluff safety. She is a landscape architect and is aware that too much signage results in people not reading them. She cautioned about how signage is placed and thought that it could be used as an educational item.

John Cuny reminded members that while the airstrip looks like a big area, it's only 64' wide. There is a 120' setback from all the structures bordering the airstrip which is room for airplanes and pedestrians. So, if one thinks one is walking on the runway, one is more likely to be walking on private property.

Mr. Baritelle continued: a mowing system is now in place, using text messages for the regular mowers to "talk" to each other about areas which need attention. Rick Smith has been working to repair sprinklers. There is an annual maintenance schedule in place, with fertilizer treatments. A mini fertilizer spreader was purchased to make this more effective. The Board is grateful to Bill Camuso for storing the spreader.

Rachel May said \$10,000 was spent a while back drainage; is that drainage still effective? Yes, it is. Mr. Long said we used to have a lot of water at the east end, and we'd have to close the runway; this year it's been fine.

Curve Project:

Mr. Baritelle reported that "the Curve" project of Clallam County, realigning the Lotzgesell and Kitchen Dick curve is still in a holding pattern. The funding is in place, but it appears that the priority for this project has become to relocate the county roads within Dungeness Recreation Area further away from the bluff. The County is still working on the design. The Parks Advisory Board wants the trails in the park redone. There will be a county meeting early March. He mentioned that the Jamestown S'Klallam Tribe has taken over management of the Dungeness National Wildlife Refuge. There is no new information at this point, but Mr. Baritelle promised that if the Board hears anything, there will be an eblast to the Association members.

Insurance Committee:

Corby Somerville, a member of this committee, told those gathered that this committee is a standing committee established to monitor and manage the Association's insurance portfolio. He said the Mason situation caused us to elevate our awareness of public liability exposure. One of our neighbors, Ms. Cindy Allsing is a retired insurance professional and has the experience to allow her to explore the marketplace for the best insurance for us. The Association used to have airport liability insurance in the amount of \$1 million. Ms. Allsing was able to negotiate with Chubb, a highly rated company for up to \$5million in airport insurance, at only about \$300 more per year. The Association has a Directors and Officers Liability policy of \$1 million, also through Chubb, to cover all involved in the management of the association, the Board and committee members. Finally, we now have a general liability insurance policy to cover activities outside the airport. An example Mr. Somerville gave was if someone was injured at the BRF picnic, this general liability would cover the Association. He expressed his gratitude to Ms. Allsing for her work on behalf of the Association and to her husband Paul, who is a member of the Board and the liaison to the Insurance Committee.

Budget:

Treasurer Carmen Lynaugh provided an overview of the 2024 budget. The Association budgeted \$79,366 for expenses; actual expenses were \$67,871, so we are under budget by \$11,495. The major reason for the under expenditure was that the association did not hire an attorney for the GDC process. The 2024 budget includes the return to the Masons of the \$21,081 that was awarded to the Association by the Superior Court but then reversed by the Appellate Court. The budget also includes the repayment of the \$12,550 loan from 10 Association members to the Association; those funds are repaid from the 2024 budget. There was an overlap in the payment of insurance, as the beginning of a policy started midyear; that will not occur in the 2025 budget year.

Ms. Lynaugh then went on to provide an overview of the proposed 2025 budget. There are four property owners who owe dues to the Association, totaling about \$2,000. Because of the GDC, we are projecting an increase in expenses. Because of the estimated cost of an attorney and because the GDC process will take a couple of years, the Board has proposed to spread the expense over two years. Ms. Lynaugh told those gathered that today, the Board is asking for approval of the 2025 budget, but her slides are showing several years: 2025, 2026 and 2027 as a look ahead. The Board is requesting an annual assessment this year of \$200 per lot, which will provide total income to the association of \$34,400. There are no additional sources of revenue. She then reviewed the proposed expenditure: legal expenses are budgeted at \$22,000 to cover an estimated one-half of the expense of updating the governing documents. Insurance has gone down, as there will not be the two payments in one year as in 2024. The administrative expenses have been reduced while the maintenance, picnic/annual meeting and taxes have gone up a bit. The proposed budget has expenditures of \$38,525 for the coming year. There is a balance forward in the checking account from 2024 to 2025 of approx. \$21,207, which covers the amount of expenditures in excess of revenue, and leaves a projected balance remaining at the end of 2025 of approx. \$17,082. Looking forward, association dues may go up to \$225/year in 2026 and that would provide the additional revenue to pay for the completion of the govdocs update as well as moving the existing BRF website to a more secure platform, a need which became evident this year. Using these scenarios, it appears that in the year 2027, it may be possible for dues to be reduced to \$150/year. However, as she stated earlier, the current Board is not asking for approval of these numbers, nor are they assured. This year, the Board is asking for approval of the proposed 2025 budget, with our annual assessment set at \$200 per lot.

Jeanne Martin asked about the current account balance of \$21,207 and the smaller number under it. Ms. Lynaugh responded that we will be spending more money next year than we take in. So, the \$21,207 represents what we have in the bank today, and

the number under it is the remaining balance if we expend all of the estimated amounts for the year, so the smaller number is the balance going into 2026.

Rachel May asked why the administrative costs will go up in 2026. Ms. Lynaugh responded that we have been told our website is old and not as secure as it should be. It is difficult to manage our website securely and our web manager has strongly suggested we move to a more secure platform; that estimated to cost is \$5,000. Ms. Lynaugh continued that the Board did not feel we could do it in 2025, mainly because there will be a lot of work happening with the GDC.

Bob Grey asked what else is in the legal line item for 2025, 2026 and 2027. Ms. Lynaugh responded that in 2025 and 2026 she has estimated \$20,000 for the GDC process. The Association also has liens that need to be placed on properties for nonpayment of assessment, and it costs about \$1500 to do all the liens. There are no large legal fees projected in 2027 so there is a hope to reduce the annual assessment but depends on how 2025 and 2026 go. The Board was hoping to get down to a basic, regular, stable budget and not have to deal with new law or state mandate.

Laura Davis asked if there was a way to footnote when you are trying to build reserves. Ms. Lynaugh said the Association does not have reserves. She explained further: the term “reserves” has a lot of requirements, and this Association has never established one. If we don’t spend all the money one year, it rolls forward.

Rachel May asked whether the Association is allowed to put money into an interest-bearing account. Ms. Lynaugh said yes, but we’d have to pay taxes on the interest earned.

Corby Somerville said from a big picture perspective, help us understand the movement of large amounts of money. He said we spent \$70,000 on attorneys and \$21,000 to pay back the Masons, and we had a special assessment to pay lawyer fees. Ms. Lynaugh stated that we received \$21,000 from garnishing Mr. Mason’s accounts and it was the same \$21,000 that was paid back to him. Ms. Lynaugh pointed out we received \$12,550 in loans from members and that amount was paid back out of the 2024 budget. Yes, the \$34,000 in 2023 went toward legal fees, and our attorney bills monthly. Mr. Long stated the attorney fees started in 2022 and have continued to today. Ms. Lynaugh explained assessment payments come into the account and then payments are made to cover all the expenses. Ms. Lynaugh also explained the reason that over the years the amount remaining at the end of the year was less: that is because to keep assessments low the amount spent was over the amount of assessment income into the account, using the carryover from the previous year. So, over the years the amount has been reduced. Ms. Lynaugh offered Mr. Somerville the opportunity to examine her books to verify expenses, if that was his question.

Gary Henricksen, a former Board member, pointed out that prior to the legal problems, there was about \$25,000 left over at the end of the year in the account. Mr. Henricksen mentioned his Board having to address the issue of skydiving at the

airport here and there was a lengthy discussion about issues related to commercial use of the airstrip. He said there was money left in the account to carry over to help with the legal costs.

Micki McCrorie said that she understood Mr. Somerville to say he wanted to see where the money went. Mr. Long responded that the money went to our attorney and court fees and the like.

Jerrad Daily suggested that a breakdown of the expenditures be posted on the website.

After further discussion, Sally Kincaid restated what she understood Ms. Lynaugh had said: the proposal is to increase the assessment to \$200 this year. It will stay about that for a year or two and then it may go down. Mr. Long concurred and said the “big spend” is the governing documents update.

It was moved by Sherl Cuny, seconded by Kami Magera to approve the 2025 budget with the annual assessment at \$200/lot this year. The motion carried with a majority of ayes, but with Ms. McCrorie and Mr. Somerville voting no.

Resolving Violations and Imposing Fines:

Ms. Lynaugh said that copies of the current violation procedure were mailed to all members in the packet announcing the Association meeting. The packet also contained a proposal for a fining structure. This information is also on the website. The Board is considering adding a fining structure to the violation resolution procedure. Before the violation resolution procedure was adopted by the Board, Ms. Lynaugh pointed out the Association’s only option for dealing with violations was pursuing the matter in court. Ms. Lynaugh said we’ve used the violations procedure to get 100% compliance with mowing for last two years. With the fining structure, the Board will have more leverage, and members will have an incentive to do the right things. The fining structure proposal was taken from a sampling of other HOAs. Currently, the Revised Code of Washington (RCW) 64.38 allows Boards to put in place reasonable fines. Ms. Lynaugh said our attorney has told us we can institute the fining structure, but we need to obtain comments from the membership. The fining process will begin with letters to owners asking them to comply and giving them a reasonable amount of time to do so. At some point, fines may commence but there will be time for the person to address the issue. She stressed this is simply a tool to assist the Board in getting compliance and not a tool to harass the neighbors. Mr. Long stressed the Board has to use good judgment, and must try to come to some agreement as to how compliance can be achieved. He pointed out the Board does not want to spend another \$70,000 on another lawsuit. Ms. Lynaugh explained that today the Board is asking for comments on the proposal, which was distributed to all those attending today, mailed as part of the Call to Meeting which went to all members and is on the website. Those in attendance have received a handout asking for comments about the proposal and one can provide comments either by: 1) mail to the Association, P.

O. Box 3141, Sequim, 98382; 2) email to treasurer@blueribbonfarmsassociation.com; or 3) physically drop off comments in the BRF box located on the mailbox frame at Greywolf at Airpark. Ms. Lynaugh stated she has received some comments that the fining structure seems very broad and perhaps it needs to be more defined. She stressed again that the Board is looking for comments. The new Board can incorporate the comments into this procedure, make other changes, adopt the procedure or not.

Rachel May said she liked the idea of making it more specific, so it's very clear. Perhaps there is some way to differentiate between two things that are very similar but not exactly the same?

Laura Davis asked whether this will be revisited as part of the GDC review? Ms. Lynaugh responded that the Board is looking at doing this now, since the completed governing documents review is two plus years down the road. The GDC will look at this, and an attorney will be needed to review it as part of that process. We didn't feel we should wait, said Ms. Lynaugh. She discussed the difficulty in getting all owners to comply with the requirement to mow their lots. Ms. Lynaugh reminded all that before the violation procedure was in place, the vacant lots at the east end of Tyler View Place were not mowed for many years. The tall weeds caused serious concerns as those lots back up to the recreation area and they allow campfires at the campground.

Rita Wise told the meeting that she is the last house toward the southwest, adjacent to another HOA. They do not mow their grass. She asked if there was anything we could do about getting that grass cut? Ms. Lynaugh responded that unfortunately, there is nothing we can do if they are not in the POA.

Election of Directors

Mr. Long explained that there are six vacant positions on the Board; these are two-year terms. Jennifer Gibbings, the seventh Board position, has another year on her term. There are eight candidates: six who appear on the ballot and two who have indicated their willingness to serve since the ballots were prepared. The candidates on the ballot are Leslie Fallow Bagwell, Andre Baritelle, John Cuny, Joel Cziok, Carmen Lynaugh and Micki McCrorie. The two new candidates are Jennifer Blackwood and Janice Brady. Mr. Long asked for nominations from the floor; there were none. Mr. Long explained you can vote for SIX candidates. If you choose to vote for Ms. Brady or Ms. Blackwood, they will have to be written in. Each person representing a lot/lots present has received a ballot. The ballot indicates whether that person is holding proxies and if yes, it shows how many votes are to be counted. Each candidate was given time to make a statement.

Mr. Baritelle said he is a 20-year member of this community and is the second largest lot holder. He wants a cohesive community here. He feels the governing documents need to be updated and that we need to continue to focus on airstrip safety.

Mr. Cuny, a resident since 1993, said his wife Sherl is on the GDC subcommittee for the airpark. He's been the Airport Committee chair for a long time. That is a committee of all homeowners, and they discuss items for maintenance and safety of the airstrip. He'd like to be on the Board and continue to help with what the GDC airpark committee puts together.

Mr. Cziok lives on Buckhorn and is not a pilot; he has worked as a union official for the airlines. He has worked as a secretary treasurer since 2016. He retired in 2018 and is a rear admiral of the Sequim Yacht Club.

Ms. Lynaugh said they purchased their home here in 2021 and 2022 she replaced Gunner Clem as treasurer; she has performed that duty ever since. She is a retired construction project manager with 30 years of working in the public sector. As such she is familiar with budgets, tracking, and spending and has broad experience with contracts and consultants; she tries to apply that knowledge here. She's brought her ability to research and compile data along with an understanding of making fact based rational decisions to the Board. She feels she has assisted the Board in making tough decisions. She will try to assist the membership to work with the Board to make fact based rational decisions.

Ms. McCrorie has lived here 32 years and is a retired airline pilot. She feels she would be an asset to BRF. She would work hard for airplanes, pilots and passengers to be safe. She said a safe area is needed for pedestrians. Her other concern is the \$70,000 spent on the lawsuit, driven by emotion and not by logic. She feels it should be looked into and said let's put dues to better use. She quoted Winston Churchill: Those who fail to learn from history are doomed to repeat it.

Ms. Blackwood said she and her husband Scott moved here a year ago after looking at many homes. After looking at the present govdocs, she joined the GDC and understands that this vital process needs to be done. She has worked for a title company, and is trained to examine real estate documents, identify red flags and is familiar with HOA documents. She was a real estate agent in Phoenix. She raised four children and served on numerous boards, led Weight Watchers for 12 years, learned to present ideas to people and served as a Scout leader. She is an ordained elder in the Presbyterian church. She will be honored to receive your vote.

Ms. Bagwell's statement was read; her desire to serve stems from her affection for this lovely neighborhood where she's lived for 14 years. She was employed by two municipal utility districts and has worked in the laboratories of wastewater treatment plants. Her experience as a nurse, a healthcare executive and founder of her own national hospital and healthcare consulting firm has had her work with a wide variety of professionals, including many with strong personalities. The heart of all good relationships is communication, and she will endeavor to ensure that information is always shared in a timely fashion with transparency. In the interests of transparency, she mentioned that she is a Sabbath keeper as part of her faith, and this precludes

her involvement in business meetings on Saturday. However, she is willing to work with the Board and community faithfully the other six days of the week.

Ms. Brady and her husband purchased their home on Greywolf in 2023 and she was looking for a meaningful way to be of service here. She has worked in the personal finance industry since 2001 and owns and operates a small tax and financial planning business in King County. Her profession has allowed her to sit on the board of state and national professional organizations in positions as Treasurer, Secretary, Membership Chair and several ad hoc committees. Her career has taught her to listen for details that help her create solutions to help clients meet current and long term goals. Her research provides ideas and options, and she enjoys putting pieces of a puzzle together to create the best possible picture. If allowed to serve she will step in with the utmost desire to be of service, to listen, learn and share, and help gather information to help all of us have the processes and procedures that lead to our community's comfort now and in the future.

The Board adjourned for the tally of votes.

After the tally, the following new Board members were announced: Leslie Bagwell, Andre Baritelle, Jennifer Blackwood, John Cuny, Joel Cziok, and Carmen Lynaugh. The outgoing Board congratulated the newly elected Board members and thanked Mickey McCrorie and Jennifer Brady for her commitment to the community.

Community Outreach Survey

Sherl Cuny, chair of this committee, told those present that this outreach group would really like to hear input from all members of BRF. All 172 members of the Association will get a snail mail survey to ensure everyone receives it. She asked everyone to please fill it out, tell your neighbors about it and return it before March 31, 2025. She told those present that information about the survey and other information will appear in The Grass Strip and will be posted on the website. The committee would like to hear any suggestions. Please 1) mail to the Association, P. O. Box 3141, Sequim, 98382 or 2) physically drop off comments in the BRF drop box located on the mailbox frame at Greywolf at Airpark.

Adjournment:

Mr. Long thanked those who attended for their time and for making this a productive meeting. He thanked the current Board members: Drew Zacharias, Carmen Lynaugh, Jennifer Gibbings, Paul Allsing, Andre Baritelle and Natasha Merkuloff Nichols for their work. He noted that Messrs. Allsing and Zacharias and Ms. Merkuloff are retiring. He announced with a big smile that he was retiring now as well. It was moved by Mr. Long, seconded by Mr. Baritelle and unanimously carried to adjourn the meeting.